Lamorinda Fee and Financing Authority

LAMORINDA FEE AND FINANCING AUTHORITY (LFFA) MEETING AGENDA

Monday, November 2, 2026, 2:45 PM

County Supervisor District 2 Office
3338 Mt. Diablo Boulevard
Lafayette, CA 94549

1. **Call to Order the Lamorinda Fee and Financing Authority (LFFA)**

2. **Roll Call**

3. **Adoption of the LFFA Agenda**

4. **Public Comment**
   Members of the public are invited to address the Committee regarding any item that is not listed on the agenda.

5. **Consent Calendar:**
   a. None

6. **New Business:**
   a. Approve Lamorinda Development Mitigation Fee Program Funds Disbursement

      Recommendation: Authorize LFFA Treasurer to Disburse $230,000 of LFFA Funds under Current Fee Program to the City of Lafayette for use towards the Community Funded Lamorinda Smart Signals Project

7. **Old Business:** None

8. **Adjourn LFFA Meeting to Monday, December 7, 2026, 2:30 p.m.**

I, Sivakumar Natarajan, City Engineer, declare under penalty of perjury under the laws of the State of California that this regular meeting agenda has been posted at least 72 hours in advance at the Orinda City Hall, 22 Orinda Way and the Orinda Library, 26 Orinda Way.

Location of Agendas and Agenda Packets: Agendas and packets are available for review by the public by following this link: https://swatcommittee.org/lffa-meetings/ and during regular business hours at the Orinda City Hall, 22 Orinda Way, Orinda, CA 94563. Agendas and packets shall be made available at least 72 hours in advance of regular meetings and 24 hours in advance of special meetings.

Any writings or documents pertaining to an open session item provided to a majority of the Lamorinda Fee and Financing Authority less than 72 hours prior to the meeting, shall be made available for public inspection at this link: https://swatcommittee.org/lffa-meetings/ and at the Orinda City Hall, 22 Orinda Cay, Orinda, CA 94563.

Lamorinda Fee and Financing Authority

STAFF REPORT

November 2, 2026

To: LFFA Board
From: LFFA Technical Advisory Committee (TAC)

Subject: Lamorinda Development Fee Mitigation Program Funds Disbursement

Staff Recommendation

LFFA staff recommend that the LFFA Board authorize the LFFA Treasurer to disburse $230,000 of the City of Lafayette's portion of LFFA funds for the City's use towards the Lamorinda Smart Signal System Project.

Background

The three Lamorinda jurisdictions have various methods for financing transportation improvements. One of the methods is the Lamorinda Development Mitigation Fee Program. The Lamorinda Development Mitigation Fee Program collects funds from new development in Lafayette, Moraga and Orinda to finance a portion of the transportation improvements associated with travel demand generated by that development. Fees are differentiated by type of development in relationship to its relative impacts on the transportation system. The intent of the fee program is to provide an equitable means of ensuring that future development contributes its fair share of transportation improvements, so that the General Plan circulation policies of the three jurisdictions and quality of life in Lamorinda can be maintained.

The purpose of this development program is to determine improvements that will ultimately be needed to serve estimated future development and to require the developers to pay a fee to fund their fair share of these improvements. Because the fee is based on the relative impact of new development on the transportation system and the costs of the necessary improvements to mitigate this impact, the fee amount is roughly proportional to the development impact. This nexus study establishes this impact and mitigation relationship to new development and the basis for the fee amount.

The existing LFFA fund represents only "pass through" funds, which are 50% of the fees collected that are forwarded to the LFFA fund by member jurisdictions after they have individually reserved their respective, allowable set-aside amounts.

Lamorinda Fee and Financing Authority

At its meeting on January 27, 2016, the LFFA Board recommended for adoption by member jurisdiction councils the 2015 Nexus Fee Study update and First Amendment to the LFFA JPA.

The "Countywide Smart Signals Project" and the "Lamorinda Smart Signal System Project" both received federal funding that require each member agency to provide matching funds at a minimum of 11.47%. At its meeting on September 14, 2023, the LFFA Board approved a fund disbursement in the total amount of $1,319,200 to the three member agencies to use as matching funds for the Lamorinda Smart Signal System Project, and the Countywide Smart Signals Project.

The table below lists the project costs for each agency and respective matching fund needs:

Agency	OBAG 3			Earmark		TOTAL	
	Federal Fund	Other Sources	Local Match	Federal Fund	Local Match	Fund	Local Match
Lafayette	$ 1,130,098	$ 29,290	$ 149,747	$ 2,241,964	$ 541,607	$ 4,092,706	$ 691,354
Moraga	$ 538,763	$ 13,964	$ 71,390	$ 635,223	$ 153,455	$ 1,412,795	$ 224,845
Orinda	$ 657,038	$ 17,029	$ 87,063	$ 1,307,813	$ 315,938	$ 2,384,881	$ 403,001
Total	**$ 2,325,899**	**$ 60,283**	**$ 308,200**	**$4,185,000**	**$1,011,000**	**$7,890,382**	**$1,319,200**

Total Federal Grant	$ 6,510,899	
Total Other Source	$ 60,283	(From CCTA)
Total Local Match	$ 1,319,200	(From LFFA passthrough funds)
Total Funding Available	$ 7,890,382	

Discussion

The Lamorinda smart signals project, which is funded by Federal Earmark and local funds, was advertised in August 2026 to solicit bids for the construction portion. Bids were opened on September 18, 2026. A total of 4 bids were received with the lowest responsive and responsible bid being $1,479,745. The low bid for the project came in under the engineer's estimate and within project budget. However, the project was released with two bid alternatives that staff believe are worth funding but will require some additional funds to have them included in the project. One of the additional items is to upgrade the vehicle detection cameras to include pan-tilt zoom (PTZ) features and the other additional item would include upgrades to the Caltrans signals. Adding these additional items will require an additional $427,555 in matching funds from all three Lamorinda agencies.

City of Lafayette is requesting approval of the LFFA board to disburse $230,000 from Lafayette's portion of available pass through LFFA funds for their use as match funds for the Lamorinda Smart Signal System Project.

Project Totals and Funding Need					
	Construction Total	Additional Funding Need	Lafayette	Orinda	Moraga
Base + Alternates	$5,154,765.41	$(427,554.41)	$(229,046.94)	$(133,610.96)	$(64,896.50)

Note: The $ amounts shown in the table are only material procurement and construction costs. Design costs are additional and not shown.

The City of Orinda and the Town of Moraga are not seeking disbursement at this time. Their portion of the pass-through funds will remain with LFFA. Any use of their respective portion of the funds in the future by either Orinda or Moraga will require separate approval from the LFFA Board.

Fiscal Impact

The total amount requested from the City of Lafayette's LFFA fund balance is $230,000.

Sufficient funds are available in the LFFA account to cover this expenditure. The Lamorinda Development Mitigation Fee Program fund would still have a positive fund balance after approval of the requested disbursement for the project. As of October 2026, the City of Lafayette's LFFA balance is $317,465.90.

Next Steps

Upon Board authorization, the LFFA Treasurer will Disburse Funds under the Current Fee Program to the City of Lafayette.